



# Staff Report PC16-015-DP

## Rego-Fix - Development Plan

---

**Docket PC16-015-DP Rego-Fix-** The petitioner is requesting approval for development plan to be known as Rego-Fix. The subject property contains 4.23 acres, zoned Anson PUD, and is located at the northwest corner of CR 450 S and Anson Boulevard. The petitioner is Rego-Fix and the property owner is Browning/Duke LLC.



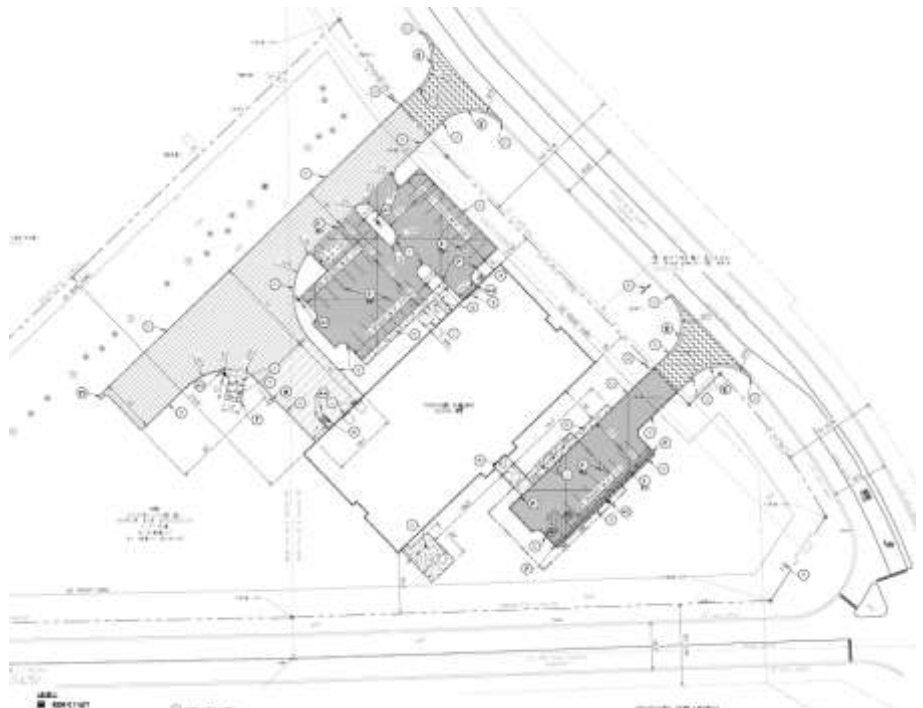
## History

- The Anson PUD was adopted by Boone County on August 6, 2004. Since the PUD's adoption, this portion of the PUD was annexed into Whitestown on November 24, 2004 (Ord 2004-23) with an effective date of February 25, 2005.
- TAC met on 5/17/2016.

## Proposed Development

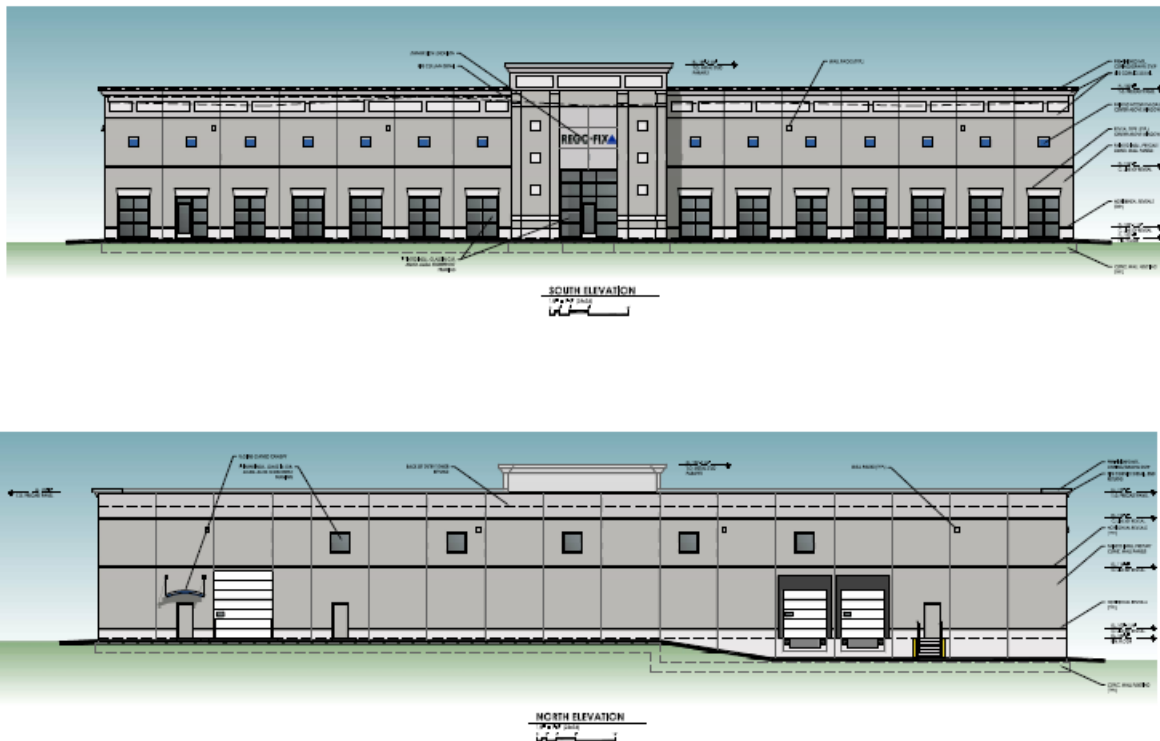
The project is located on the northwest corner of CR 450 S and Anson Boulevard. The proposed 4.23 acre site is currently zoned Anson PUD and will include the construction of a 20,034 square foot office and warehouse facility. The development will include parking and docking and public utilities.

Access will be from Anson Boulevard and will provide adequate plantings, screening, and buffering.



The proposed development plan for this site to the right:

The proposed architecture and elevations are below:



## Compliance

The proposed development plan is in compliance with the standards of the Whitestown UDO, Anson PUD, and Comprehensive Plan.

## Technical Advisory Committee Comments

All TAC comments have been addressed.

## Staff Recommendation

Staff recommends that the WPC approve the development plan known as Docket PC16-015-DP.